

CITY PLANNING COMMISSION MINUTES

August 19, 2004

A study session was held at 12:00 pm in the City Council Chambers to discuss the Douglas Park Project.

The regular meeting of the City Planning Commission reconvened Thursday, August 19 at 1:40 pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Leslie Gentile, Mitchell Rouse, Morton Stuhlbarg, Charles Winn

ABSENT: COMMISSIONERS: Matthew Jenkins, Nick Sramek

CHAIRMAN: Charles Greenberg

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Greg Carpenter, Planning Bureau Manager
Angela Reynolds, Advance Planning Officer
Jamilla Vollmann, Planner
Jayme Mekis, Planner
Ira Brown, Planner
Heidi Eidson, Minutes Clerk

OTHERS PRESENT: Mike Mais, Assistant City Attorney

PLEDGE OF ALLEGIANCE

Commissioner Winn led the pledge of allegiance.

MINUTES

The minutes of July 1, 2004 were approved on a motion by Commissioner Stuhlbarg, seconded by Commissioner Rouse and passed 5-0. Commissioners Jenkins and Sramek were absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

Items 1A, 1B, 1C and 1D were approved as presented on a motion from Commissioner Winn, seconded by Commissioner Stuhlbarg and passed 5-0. Commissioners Jenkins and Sramek were absent.

1A. Case No. 0404-17

Applicant: City of Long Beach
Subject Site: Citywide
Description: Proposed Zoning Code Amendment affecting the establishment of temporary homeless shelters.

Continued to a future date.

1B. Case No. 00405-24, Conditional Use Permit, CE 04-108

Applicant: Velocitel
Subject Site: 7400 E. Willow Street
Description: A Conditional Use Permit to construct and maintain a wireless telecommunication facility, consisting of a 43 foot high unicell antenna structure disguised as a flagpole with appurtenant equipment.

Approved the Conditional Use Permit, subject to conditions.

1C. Case No. 0406-06, Condominium Conversion, CE 04-118

Applicant: Chuck Terry, Terry/Sharp Homes
Subject Site: 2907-2925 Spaulding Avenue
Description: Request for the approval of Tentative Tract Map No. 061492 to convert a 28-unit residential structure to condominiums.

Approved Tentative Tract Map No. 061492.

1D. Case No. 0403-19, Tentative Parcel Map, CE 04-68

Applicant: Zuhrah Ghazarian
Subject Site: 1124 Pacific Avenue
Description: Request for approval of Tentative Parcel Map No. 060924 for the purpose of constructing a three-story, three-unit condominium.

Approved Tentative Parcel Map No. 060924.

CONTINUED ITEMS

2. Case No. GPC 8-5-04

Applicant: Jon Nowak, Long Beach Unified School District
Subject Site: 5320 Pine Avenue
Description: Finding of conformity with the General Plan for a street vacation relating to Addams Elementary School.

Ira Brown presented the staff report recommending approval of the street vacation.

In response to a query from Commissioner Greenberg, Mr. Brown stated that the street in question had been closed 24 hours a day since 1996.

Commissioner Stuhlbarg made a motion to find the street vacation in conformance with the General Plan and Commissioner Winn seconded the motion, which passed 5-0. Commissioners Jenkins and Sramek were absent.

REGULAR AGENDA

3. Case No. 0404-02, Site Plan Review, Standards Variance, Tentative Tract Map No. 61544, ND 19-04

Applicant: Paul Overett of Zon I, LLC
Subject Site: 431 E. 6th Street

Description: Construct a 3-story, 10-unit condominium apartment building with a code exception to the height limit.

Jamilla Vollmann presented the staff report recommending approval of the proposed condominium project and certification of the Negative Declaration.

Paul Overett, applicant, stated that the location of the site and the style of the project made the proposal ideal for Long Beach.

In response to a query from Commissioner Gentile regarding the height variance, Mr. Overett stated that the project was 4' above the 28' height limit and that the project was 3-stories instead of the 2-story limit.

Commissioner Rouse made a motion to certify Negative Declaration 19-04 and approve the Site Plan Review, Standards Variance and Tentative Tract Map No. 61544, subject to conditions of approval. Commissioner Winn seconded the motion which passed 5-0. Commissioners Jenkins and Sramek were absent.

4. Case No. 0306-09, Tentative Map No. 60282

Applicant: Kadee Della Donna
Subject Site: 502-504 Nebraska Avenue
Description: Approval of Tentative Map No. 60282 for the purpose of creating a 3-lot subdivision in the townhouse (R-3-T) zone district.

Jayme Mekis presented the staff report recommending denial of the Tentative Map due to substandard lot size and zoning inconsistencies. The item had previously been heard at the Planning Commission meeting of July 15, 2004 and was sent back to staff for further review of the street dedication requirements. Public Works withdrew the request for street dedication, finding it unnecessary for the proposed subdivision where no significant new development was being proposed.

Kadee Della Donna, applicant, stated that she was trying to obtain 3 separate parcel numbers for 3 houses with separate yards. She remarked that only one parcel was slightly undersized and that there was a 1 foot discrepancy for the sideyard setback on another lot.

Ms. Della Donna proposed another possible solution, which included a 4-foot easement between Parcels 1 and 2, with the land belonging to Parcel 2, but used by Parcel 1.

Ms. Della Donna stated that she felt her project would have a positive effect on the neighborhood because it would encourage home ownership.

In response to a query from Commissioner Winn regarding Ms. Della Donna's proposal of a shared easement, Mr. Carpenter stated that this type of proposal creates future problems with the determination of where the property line lies and is also a violation of the Uniform Building Code.

Commissioner Rouse made a motion to continue the item to the Planning Commission meeting of September 2, 2004 and to direct staff to prepare positive findings and conditions of approval.

In response to a query from Commissioner Greenberg regarding placing a condition of approval restricting the further granting of variances on the properties, Mr. Mais stated that while it's not typical to waive in advance the right to a variance, the applicant can agree to whatever conditions she wants.

The question was called and Commissioner Stuhlbarg seconded the motion which passed 5-0. Commissioners Jenkins and Sramek were absent.

MATTERS FROM THE AUDIENCE

There were no matters from the audience.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

Mr. Mais discussed dedications of land and exactions. He stated that up until about 10 years ago it was routine for cities to require land dedications for purposes such as street widening in connection with development projects.

Mr. Mais then reported that a two-part test is now required to determine if a city can find a dedication. It requires that there is a nexus between the project and what the City wants done and secondly, determines if there is a rough proportionality between what the City is asking for and what the applicant is trying to do.

David Simpson, Redevelopment Agency Project Officer for the Central Project Area, distributed the Central Strategic Guide and discussed the upcoming study session planned for September 16, 2004.

Mr. Carpenter reminded the Commission that the election of Planning Commissioner officers would be held at the September 16, 2004 meeting.

MATTERS FROM THE PLANNING COMMISSION

There were no matters from the Planning Commission.

ADJOURN

The meeting adjourned at 2:40 pm.

Respectfully submitted,

Heidi Eidson
Minutes Clerk